



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING, PLANNING AND HOUSING

Voting Members:

Ron Menor, Chair
Tommy Waters, Vice Chair
Brandon J.C. Elefante
Ann H. Kobayashi
Joey Manahan

AGENDA ADDENDUM

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, OCTOBER 24, 2019
9:00 A.M.

SPEAKER REGISTRATION

Persons wishing to testify are requested to register to speak by 9:00 a.m. as follows:

- a. On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- b. By faxing to 768-3827 your name, phone number and the agenda item;
- c. By filling out the registration form in person; or
- d. By calling 768-3825.

Persons who have not registered to testify will be given an opportunity to speak on an item following oral testimonies of the registered speakers.

Each speaker will be limited to a **one-minute** presentation.

WRITTEN TESTIMONY

Written testimony may be faxed to 768-3827 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting.

If submitted, written testimonies, including the testifier's address, e-mail address and phone number, will be available to the public on the City Council's pilot website: www.honolulucitycouncil.com as well as the City's legacy DocuShare Website.

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MATERIALS AVAILABLE FOR INSPECTION

Meeting materials ("*board packet*" §92-7.5, HRS) are available for public inspection at the Council Information and Records Section's service window at Room 202 in Honolulu Hale (530 S. King St.).

Accommodations are available upon request to persons with disabilities, please call 768-3825 or send an email to potto1@honolulu.gov at least three working days prior to the meeting.

The meeting is viewable by: (1) internet live streaming through www.honolulucitycouncil.com and http://olelo.granicus.com/MediaPlayer.php?publish_id=92; (2) televised live broadcast on Olelo TV Channel 54; or (3) after the meeting, viewable at <http://www.honolulucitycouncil.tv>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

THIS ADDENDUM AGENDA PROVIDES DESCRIPTIONS OF PROPOSED CD1 AMENDMENTS TO: 1) AGENDA ITEM 4 – RESOLUTION 19-224, APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE KEEAUMOKU DEVELOPMENT CONDOMINIUM AND COMMERCIAL PROJECT AND 2) AGENDA ITEM 8 – RESOLUTION 19-267, GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW THE INSTALLATION OF A SOLAR PHOTOVOLTAIC AND BATTERY STORAGE SYSTEM AT KAPIOLANI COMMUNITY COLLEGE.

FOR ACTION

4. **RESOLUTION 19-224 – IPD-T PROJECT IN THE ALA MOANA NEIGHBORHOOD (2019/SDD-27).** Approving a conceptual plan for an Interim Planned Development-Transit (“IPD-T”) project – Keeaumoku Development Condominium and Commercial Project – in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 805, 815, 819, 835, 903, 905, 915, and 919 Keeaumoku Street, and 1519 Liona Street, and identified as Tax Map Keys 2-3-018: 052 through 060, 074, 075, and 077. (Transmitted by Communication D-632 [2019]) (Current deadline for Council action 11/8/19)

PROPOSED CD1 TO RESOLUTION 19-224 (Submitted by Councilmember Menor) – The CD1 (OCS2019-1130/10/21/2019 2:53 PM) makes the following amendments:

- A. In the second WHEREAS clause, clarifies the Project description to reflect that as proposed, the Project includes 836 market rate residential units, 128 affordable housing units, 88,000 square feet of ground floor commercial spaces, a 26,000 square-foot public park, a 1,500 square-foot community center, and other ground floor pedestrian and right-of-way improvements.
- B. In the fifth and last WHEREAS clauses, adds that the DPP's findings and recommendations on the Project, dated September 3, 2019, were received by the Council as Departmental Communication 632 (2019) on September 3, 2019.
- C. In Conditions D and E, clarifies that the vehicle parking spaces are off-street parking spaces.

D. Revises Condition F to provide as follows.

1. Applicant shall comply with the affordable housing requirements pursuant to Ordinance 18-10, and the DPP's AHR rules adopted thereunder, including the room factor calculation. For-sale AHR units must remain affordable for a minimum of 30 years.
2. AHR Units must be evenly distributed throughout the Project, and must not be concentrated and located solely on the lowest residential floors;
3. If, after applying the room factor, additional AHR units are required to comply with the AHR, the additional required AHR units must not be created by dividing previously proposed AHR units into more dwelling units.; and
4. Applicant's compliance with this condition will be confirmed at the time the final affordable housing agreement is approved, which must be prior to the issuance of a certificate of occupancy ("CO") for the Project.

E. Revises Condition G.1 to provide as follows.

1. In addition to complying with the AHR of Ordinance 18-10 (as approved by the DPP), the Applicant shall provide as a community benefit at least an additional 49 dwelling units affordable to households earning 120 percent or below of the area median income ("AMI") for Honolulu, to remain affordable for a minimum of 30 years (the "affordable community benefit units" or "ACB units");
2. ACB units must be evenly distributed throughout the Project, and must not be concentrated and located solely on the lowest residential floors.
3. If the total number of residential dwelling units in the Project changes from 964, five percent of all dwelling units will be required as ACB units.
4. Application of the DPP's AHR rules, including the room factor calculation, is required.

5. If, after applying the room factor, additional ACB units are required, the additional required ACB units must not be created by dividing previously proposed ACB units into more dwelling units.
 6. Applicant's compliance with this condition will be confirmed at the time the final affordable housing agreement is approved, which must be prior to the issuance of any CO for the Project.
- F. In Condition G.2, clarifies that the park must be public accessible at a minimum between the hours of 5:00 a.m. and 10:00 p.m. daily, and moves the provision requiring revised park plans to be submitted to the DPP to new Condition H.8.
- G. In Condition G.4, clarifies that car share spaces will not count towards the maximum off-street parking requirements specified in Condition D if they are available to the general public 24-hours per day.
- H. In Condition G.5, adds that the Applicant is required to provide a flat surface, approximately 550 square feet (50 feet by 11 feet) in an area that receives at least four hours of sunlight per day to accommodate a photovoltaic panel.
- I. In Condition G.6, clarifies and moves the provision requiring right-of-way improvement plans to be submitted to the DPP to new Condition H.7.
- J. In Condition G.10, clarifies that the 1,500-square-foot community center will be located on the upper floors of the parking structure fronting the park and Keeaumoku Street.
- K. In Condition H.2, clarifies that the updated plans showing parking structure design and layout must demonstrate compliance with all setbacks, height setbacks, and transitional height setbacks required in Condition C, and with the maximum number of off-street parking established in realphabetized Condition D.
- L. In Condition H.4, provides that the updated plans must show details of the type, location, and rack types for the 141 short-term and 490 long-term bicycle parking spaces. All short-term spaces must be located on the ground floor near entrances to the buildings or gathering areas such as the park. Seven long-term spaces provided for commercial uses must be located on the ground floor within the parking deck. Remaining long-term spaces may be located throughout the parking structure, must be located near the elevators or, if on the second floor, near the ramp. Moves and

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clarifies the bicycle sharing station provisions to new Condition H.5, and renumbers subsequent subdivisions in Condition I.

- M. In Condition H.6, clarifies that the updated floor plans must show the location and unit type mix for AHR units and CB units in compliance with Condition F and realphabetized Condition G.1.
- N. Adds a new Condition H.9, to require updated plans that show the details of materials, finish, and color used for sidewalks within the Project site.
- O. Adds a new Condition H.10 to require updated plans that show details regarding the number and location of the car share spaces required under Condition G.4.
- P. Adds a new Condition H.11 to require a bicycle and pedestrian circulation plan required under realphabetized Condition L.3.
- Q. Adds a new Condition I to require the Applicant to obtain a building permit for the AHR units and ACB units prior to the issuance of a CO for the Project's market rate units. Realphabetizes subsequent conditions accordingly.
- R. In realphabetized Condition L.3, adds that the traffic demand management ("TDM") strategies must include incentives offering resident and employees free or reduced fare transit passes.
- S. In realphabetized Condition L.4, separates the requirements for the updated traffic impact report ("TIR") requirements into subparagraphs a, b, c, and d, and adds a new subparagraph e to address porte cochere design.
- T. In realphabetized Condition L.5, provides that upon execution of the affordable housing agreement (the "Agreement"), the Applicant is required to record the Agreement with the Bureau of Conveyances of the State of Hawaii or the Office of the Assistant Registrar of the Land Court of the State of Hawaii, or both, as appropriate.
- U. Revises realphabetized Condition P to conform to the standard provisions used in IPD-T resolutions relating to extensions of the deadline to obtain a building permit for the Project.

- V. Revises realphabetized Condition Q to conform to the standard provisions used in IPD-T resolutions relating to Project conformity with the conceptual plans approved in the Resolution.
 - W. In the BE IT FURTHER RESOLVED clause, revises Council findings B and C to clarify that the Project's requested flexibility with respect to development standards relate to density (floor area), building height limits, lot coverage, and street centerline height setbacks.
 - X. Makes miscellaneous technical and nonsubstantive amendments.
8. **RESOLUTION 19-267 – SMP FOR THE INSTALLATION OF A SOLAR PV AND BATTERY STORAGE SYSTEM (2019/SMA-16).** Granting a Special Management Area Use Permit (“SMP”) to allow the installation of a solar photovoltaic (“PV”) and battery storage system, including ancillary site work, on land zoned R-10 Residential District, located at Kapiolani Community College, 4303 Diamond Head Road, Oahu, and identified as Tax Map Key 3-1-042: 009. (Transmitted by Communication D-701 [2019]) (Current deadline for Council action 12/13/19)
- PROPOSED CD1 TO RESOLUTION 19-267 (Submitted by Councilmember Menor) – The CD1 (OCS2019-1131/10/21/2019 2:47 PM) makes the following amendments:
- A. Adds second and third WHEREAS clauses to clarify the description of the Project.
 - B. In the fourth WHEREAS clause, clarifies that no members of the public attended the public hearing.
 - C. In the sixth WHEREAS clause, adds October 14, 2019 as the date the Council received the DPP's findings and recommendation report by Departmental Communication 701 (2019).
 - D. In Condition D, clarifies that artificial light from exterior light fixtures is prohibited if the light directly illuminates, or is directed to project across property boundaries or toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b).

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Also requires that outdoor lighting fixtures be fully shielded with the light directed downward so the light bulb is only visible from below the light fixture.

- E. In Condition E, sets forth the steps the Applicant is required to take prior to trimming or removing trees on the Project site (to determine whether white terns are nesting in the tree). If there are signs that white terns may be nesting in a tree, the Applicant is required to contact the U.S. Fish and Wildlife Service and the State Division of Forestry and Wildlife for guidance on how to proceed (removes the requirement that all Project construction work cease). Also requires that the Applicant delay trimming or removing the tree until the white tern chicks have fully fledged.
- F. Adds a new Condition G to require that the Applicant plant new trees along Kilauea Avenue and new trees and hedges along 18th Avenue, and further require that if any existing trees on the Project site are removed, the Applicant shall plant an equivalent number of new trees elsewhere on the KCC campus.
- G. Makes miscellaneous technical and nonsubstantive amendments.

RON MENOR, Chair
Committee on Zoning, Planning
and Housing